

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting July 21, 2015

CALL TO ORDER

The meeting was called to order by Ron Skocypec at 7:00 a.m. at The Emmons Company, Thousand Oaks.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Karl Olson
Susan Simowitz – Via Telephone

OTHERS PRESENT

Kathy O'Connor, Association Manager, The Emmons Company
Sue Spencer, Recording Secretary, The Emmons Company

MINUTES

MOTION: A motion was made by Larry Coleman to approve the June 16, 2015 Board of Directors meeting minutes. The motion was seconded by Susan Simowitz and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the June 2015 Financial Statement. As of June 30, 2015 the ending checking balance was \$129,224.73. The ending savings balance was \$97,541.83 and the total cash on hand was \$226,766.56. **MOTION:** A motion was made by Larry Coleman to approve the June 2015 financial report as submitted. The motion was seconded by Susan Simowitz and passed unanimously.

The Board reviewed the current delinquency report and directed management to place intent to liens on: Lot #016, #036 and #289.

ARCHITECTURAL COMMITTEE

Architectural Rules Revisions – The Board reviewed the revised architectural rules. **MOTION:** Larry Coleman made a motion to accept the revised architectural rules as amended. The motion was seconded by Karl Olson and it passed unanimously. Copies will be sent to homeowners for the 30 day comment period.

Architectural Consultant Agreement – The Board reviewed a copy of Architect, Tom Oswalt's consultant agreement. The Board approved the fee scheduled but did not execute the agreement.

Architectural Log – The Board reviewed a current copy of the architectural log.

OLD BUSINESS

Tank Site – Larry Coleman reported that the Water District agreed to purchase additional trees in order to help screen the tank.

NEW BUSINESS

Steve Dryer has resigned from the Three Springs Board of Directors and Architectural Committee. The Board unanimously appointed Pam Kerrigan Robinson to fill the open seats. The Board unanimously appointed Karl Olson as the Vice President and Pam Kerrigan Robinson as Member at Large as well as an Architectural Committee Member.

EXECUTIVE SESSION DISCLOSURE

The Board met in executive session to discuss delinquencies, member discipline and architectural matters.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 8:15 a.m.

Respectfully Submitted,

Sue Spencer
Recording Secretary